

ZB# 86-45

Grove Homes, Inc.

58-1-18

RETAKE
OF
PREVIOUS
DOCUMENT

ZB# 86-45

Grove Homes, Inc.

58-1-18

86-45

- Grove Homes, Inc. - area

Prelim.
11/10/86.

4/7/86
Notice to
Sentinel ✓

Public
Hearing:
11/24/86.

Area
variance
granted
11/24/86

General Receipt

8399

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Nov. 14 1986

Received of

Prove Homes Inc.

\$ 50.00

Fifty and 00/100

DOLLARS

For

3 Bd. Application fees 86-45-86-46

DISTRIBUTION

FUND	CODE	AMOUNT
Cheq 50.00		
# 393		

By

Pauline S. Townsend

Town Clerk

Title

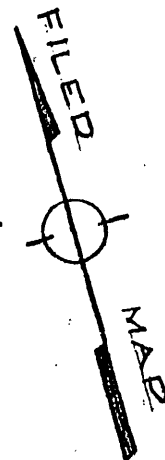
Williamson Law Book Co., Rochester, N. Y. 14609

Grove Homes

ZIMMERMAN ENGINEERING & SURVEYING
RT. 17M HARRIMAN, N.Y.
JOB NO 86-154

SCALE: 1" = 30'
DATE: 8-2-1986

PARK ROAD



S 74° 19' - 30" E

120.00'

150.00'

PROP. DRIVE
40' ±

SEW.

PROPOSED
HOUSE

56'

32'

20' ±



F.M. LOT NO 19
AREA = 18,000 S.F.
OR 0.413 ± AC
S.58-B.1-L.18

ZONING DATA

DISTRICT: R-4

MIN. LOT AREA = 21,780 SF
MIN. LOT WIDTH = 100'
MIN. FRONT YD. = 35'
MIN. SIDE YD. = 15'/30'
MIN. REAR YD. = 40'

F.M. LOT 20
S.58-B.1-L.19
N/F DEGUARDIA
L. 1918 P. 1196

N 74° 19' - 30" W

120.00'

TAX MAP SECTION 59

SURVEY & PLOT PLAN
FOR

GROVE HOMES

CERTIFIED TRUE & CORRECT
TO:

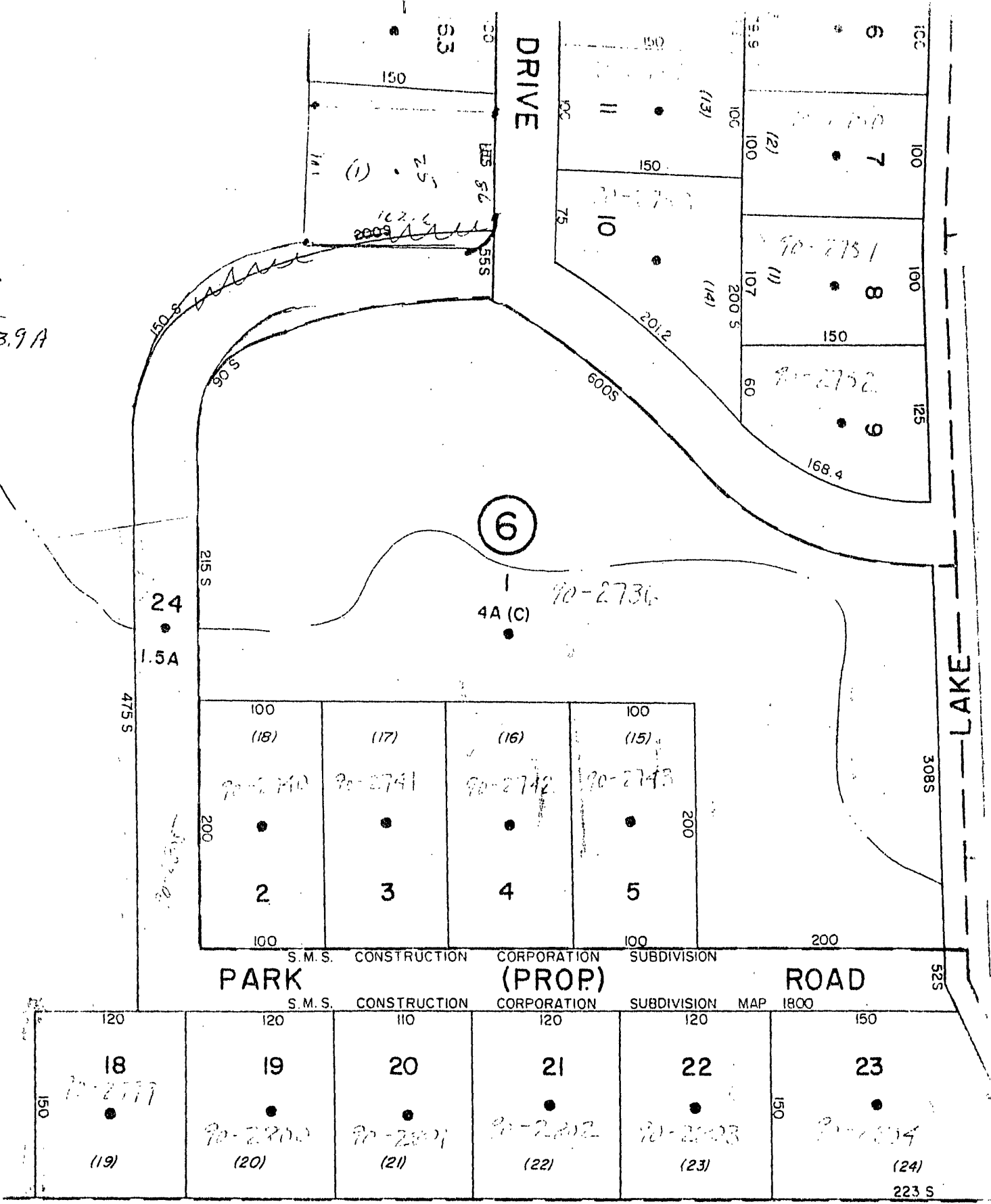
MAP REF: LOT NO 18 ON A MAP
ENTITLED "SUBDIVISION S.M.S.,
CONSTRUCTION CORPORATION"
TOWN OF NEW WINDSOR, ORANGE
CTY, N.Y. FILED IN THE O.C.C.O AS
MAP NO 1800 ON APRIL 1959

Gerald Zimmerman

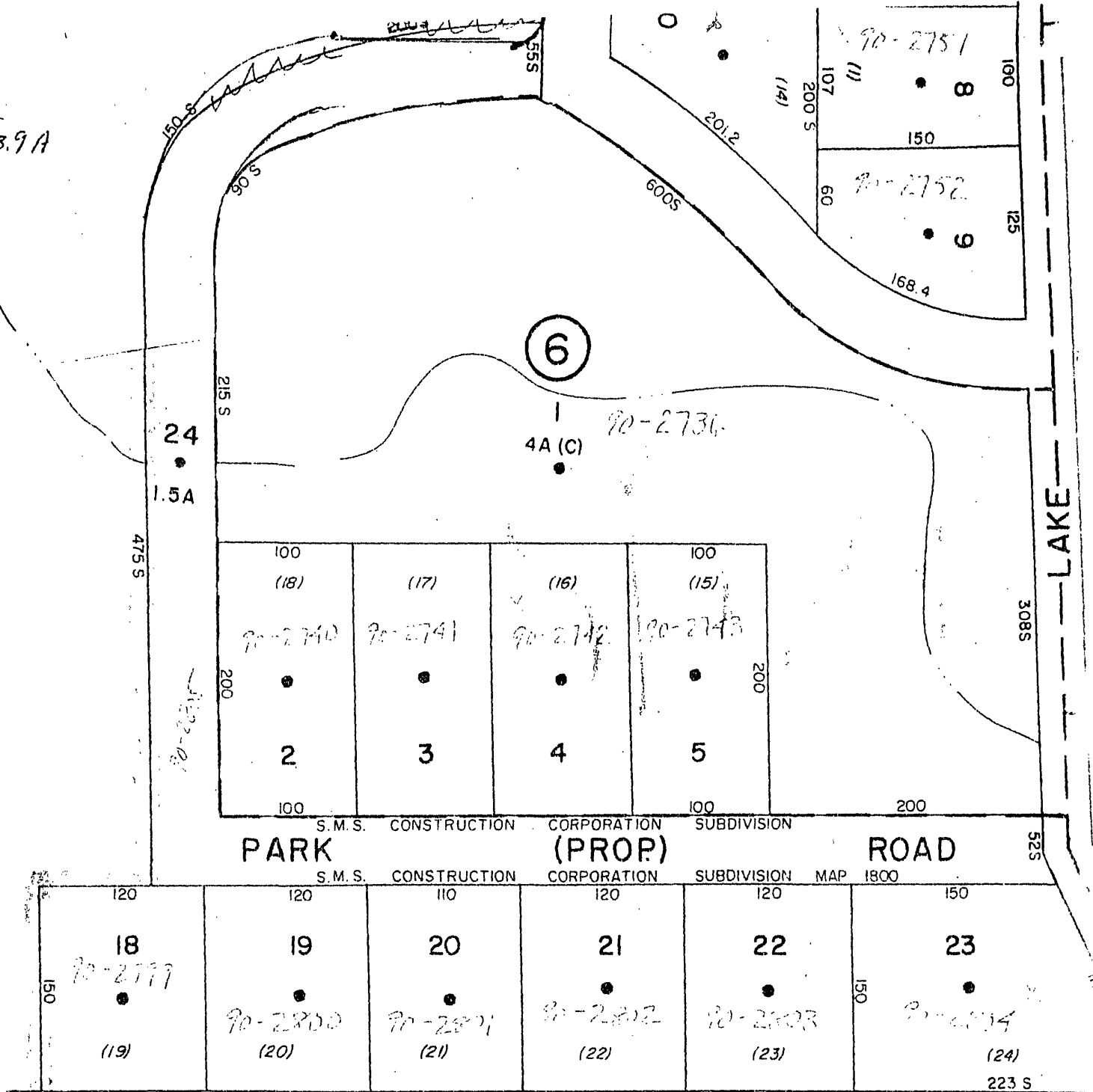
GERALD ZIMMERMAN P.L.S. LIC. NO 49410 P.E. LIC. NO 47391

SUBJECT TO COVENANTS, EASEMENT & RESTRICTIONS OF RECORD IF ANY

23.9A



23.9A



SEC 7

LEGEND

LOT LINE	---	TAX MAP BLOCK NO.	④	FILED PLAN BLOCK NO.	②① ①②
LINE	---	TAX MAP PARCEL NO.	32	FILED PLAN PARCEL NO.	
O & R UTILITIES	---	AREAS	(Deed) 11.1A; (Calculated) 11.1		
	---	DIMENSIONS			



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

November 25, 1986

GROVE HOMES, INC.
Woodcock Mountain Road
Washingtonville, N. Y. 10992

Attn: Mr. Ed Biagini

RE: APPLICATION FOR VARIANCE
#86-45

Dear Ed:

This is to confirm that the Zoning Board of Appeals made a decision to approve your above application at the November 24, 1986 public hearing.

Formal decision will be drafted at a later date and forwarded to you by return mail.

Very truly yours,

PATRICIA DELIO,
Secretary

/pd

cc: Town Planning Board
Town Building Inspector Babcock

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

86-45

Date: 11/10/86

I. Applicant Information:

- (a) GROVE HOMES, INC., Woodcock Mtn. Rd., Washingtonville, NY. (owner)
(Name, address and phone of Applicant) (Owner)
- (b) -
(Name, address and phone of purchaser or lessee)
- (c) -
(Name, address and phone of attorney)
- (d) -
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) R-4 Park Road, New Windsor, NY 58-1-18 120 x 150
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? n/a
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 8/86
- (e) Has property been subdivided previously? no When? -
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? no
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow: _____
(Describe proposal)

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/BlkRegs., Col. C.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>21,780 s.f.</u>	<u>18,000 s.f.</u>	<u>3,780 s.f.</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Property in question is less than required lot area.
There is no additional property which can be purchased
by the owner to meet the bulk requirements, therefore,
Applicant feels that the practical difficulty test for
an area variance has been met.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	<u>sq.ft.</u>	<u>sq.ft.</u>	<u>sq.ft.</u>

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

A one-family residential dwelling is proposed to be constructed on Applicant's parcel, therefore, ensuring that the quality of the neighboring zones will be maintained and upgraded.

IX. Attachments required:

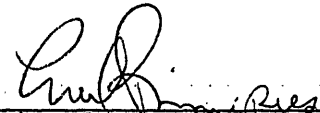
- x Copy of letter of referral from Bldg./Zoning Inspector.
x Copy of tax map showing adjacent properties.
n/a Copy of contract of sale, lease or franchise agreement.
x Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
n/a Copy(ies) of sign(s) with dimensions.
x Check in the amount of \$25.00 payable to TOWN OF NEW WINDSOR.
x Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date November 10, 1986

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.


(Applicant)

GROVE HOMES, INC.
By: Ed Biagini, President

Sworn to before me this
____ day of November, 1986.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

24 rec'd - 11/21
1 uncl.

Grove Homes, Inc.

27

November 7, 1986

Mr. Ed Biagini
Woodcock Mountain Road
Washingtonville, N.Y.

RE: 58-1-18

According to my records the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$45.00, minus the \$25.00 deposit. Please remit same to the Town Clerk, Town of New Windsor, New York.

Very Truly yours,

Christian E. Jahrling
Christian E. Jahrling IAO
Sole Assessor

CEJ/jvv

Mary F. Doran
1755 E. Burn Ave. ✓
Bronx, NY 10457

Susan & Dederick H. Kieck, Jr.
Lake Road, RD #1 ✓
Salisbury Mills, NY 12577

Mary Ann & Paul J. Messina
Box 75 RD #1, Lake Road
Salisbury Mills, NY 12577

Catherine & Michael J. Peraino
Box 76, RD #1, Lake Road ✓
Salisbury Mills, NY 12577

Mildred & Joseph DeGuardia
994 Van Nest Avenue ✓
Bronx, NY 10462

Josephine & Vincent Risolio
RD #1, Park Road ✓
Salisbury Mills, NY 12577

Annette Risolio & Raymond Filippini
RD #1, Lake Road ✓
Salisbury Mills, NY 12577

Grove Homes, Inc. ✓
PO Box 188
Washingtonville, NY 10992

Marion Mecca c/o SMS Construction Co.
PO Box 135 ✓
Salisbury Mills, NY 12577

SMS Construction Corp.
c/o Mecca
Lakeside Road, RD #4
New Windsor, NY 12550

Stanley Rakowiecki ✓
R D 1 Box 200 Station Road
Salisbury Mills, N.Y. 12577

Steven C. Marquis ✓
38 Ricky Lane
Poughkeepsie, N.Y. 12601

Emillio Rodriguez ✓
RD 1 Hillcrest Drive
Salisbury Mills, N.Y. 12577

Kathleen M. & Daniel Burke ✓
RD Hillcrest Road
Salisbury Mills, N.Y. 12577

Peter Dio Guardia
2282 Arthur Avenue
Bronx, N.Y. 10458

State of New York
Office of Mental Retardation & Dev. Dis.
Letchworth Dev Center Community Residence
Hostel # 809
44 Holland Avenue ✓
Albany, N.Y.

Robert Scheiper ✓
Box 113 Hillcrest Drive
Salisbury Mills, N.Y. 12577

Maureen & Allan Siskall ✓
132 Hill Crest Drive
Salisbury Mills, N.Y. 12577

Janice Bernstein ✓
Hillcrest Dr. RD 1
Salisbury Mills, N.Y. 12577

Maureen L. & Douglas Miller ✓
RD 1 134 Hillcrest Drive
Salisbury Mills, N.Y.

Juqnita A. & Kenneth Barbieri ✓
R D 1 Valley Dr.
Salisbury Mills, N.Y. 12577

Elizabeth & Henry J. Dohrenwend ✓
21 14 25th Street
Astoria, L.I. 5, New York 11105

Helen M. & Vincent R. Kiefer ✓
1855 Bogart Avenue
Bronx 62, N.Y. 10462

John Padden ✓
Box 313 Ridgeview Road
Salisbury Mills, N.Y. 12577

Raymond F & Colleen A. Washburn ✓
128 B Forest Lane
Salisbury Mills, N.Y. 12577

Ralph E. Dragonetti Jr. ✓
RD 1 Hillcrest Rd.
Salisbury Mills, N.Y. 12577

Robert Ferraioli ✓
128 A Forest Lane
Salisbury Mills, N.Y. 12577

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE THE ZBA - 11/24/86

DATE: November 13, 1986

Please be advised that the following public hearings will be heard before the Zoning Board of Appeals on the above date:

~~■~~ GROVE HOMES, INC. - Area Variance;
CRESCENZO, JOHN - Area variance;
BABCOCK, MICHAEL - Interpretation (oxygen tank)

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

Attachments

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 45

Request of GROVE HOMES, INC.

for a VARIANCE of the regulations of the
Zoning Local Law to permit construction

of a one-family residential dwelling

with insufficient lot area; being a

VARIANCE of Section 48-12 - Table of Use/

Bulk Regulations - Col. C for property

situated as follows:

Park Road, Town of New Windsor, New York

known and designated as Tax Map Section 58 -

Block 1 - Lot 18.

SAID HEARING will take place on the 24th day of November, 1986 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock p.m.

JACK BABCOCK, Chairman

Pat
Prelim: (4)
11/10/86.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 9/29 1986

To Grove Homes
Woodcock Mt. Road
Washingtonville N.Y.

PLEASE TAKE NOTICE that your application dated 9/26 1986
for permit to Build Single Family Home in R-4 Zone
at the premises located at Park Rd.

is returned herewith and disapproved on the following grounds:

Need 21,780 Sq. Ft. HAVE 15,000 Sq. Ft. Need
Variance of 6,780 Sq. Ft.

No WATER

[Signature]
Building Inspector

ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 9/29, 1986

To Grove Homes
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Need 21,780 Sq. Ft. HAVE 15,000 Sq. Ft. Need
Variance of 6,780 Sq. Ft.

No WATER

[Signature]
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>21,780</u>	<u>15,000</u> ft	<u>6,780</u> ft
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>7</u>	<u>7</u>	<u>7</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only
** Non-residential districts only

Name of Owner of Premises John H. Jones, Inc.
Address 1100 N. 1st St. Washington, D.C. Phone 476-5651
Name of Architect Gerald Zimmerman
Address 1212 M. Moore St. N.Y. Phone 782-7876
Name of Contractor B. D. V. E. Homes
Address Woodstock, N.Y. Rd. Washington, D.C. Phone 1892
State whether applicant is owner, lessee, agent, architect, engineer or builder: Owner Builder
If applicant is a corporation, signature of duly authorized officer:

John H. Jones, Inc.
(Name and title of corporate officer)

1. On what street is property located? On the South side of Park Drive
(N. S. E. or W.)
andfeet from the intersection of.....
2. Zone or use district in which premises are situated R-4
3. Tax Map description of property: Section 58 Block 1 Lot 18
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy Building Lot b. Intended use and occupancy Single Fam. Res.
5. Nature of work (check which applicable): New Building ☒ Addition..... Alteration..... Repair..... Removal.....
Demolition..... Other.....
6. Size of lot: Front 100' Rear 100' Depth 150' Front Yard 35' Rear Yard 60' Side Yard 15'
Is this a corner lot? No
7. Dimensions of entire new construction: Front 44' Rear 44' Depth 24' Height 16' Number of stories 2
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
Number of bedrooms 3 Baths 2 Toilets 2
Heating Plant: Gas..... Oil ☒ Electric...../Hot Air..... Hot Water.....
If Garage, number of cars 2
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost \$38,000 Fee \$122
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any discrepancy in the work will be noted.

Address WOODOCK RD. WASHINGTON Phone 10812

State whether applicant is owner, lessee, agent, architect, engineer or builder: Owner Builder

If applicant is a corporation, signature of duly authorized officer.

Paul R. ...
(Name and title of corporate officer)

1. On what street is property located? On the South side of Park Drive
(N. S. E. or W.)
andfeet from the intersection of.....
2. Zone or use district in which premises are situated R-4
3. Tax Map description of property: Section 58 Block 1 Lot 18
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a. Existing use and occupancy Building lot b. Intended use and occupancy Single Fam. Res.
5. Nature of work (check which applicable): New Building ☒ Addition..... Alteration..... Repair..... Removal.....
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6. Size of lot: Front 100' Rear 100' Depth 150' Front Yard 35' Rear Yard 60' Side Yard 15'
Is this a corner lot? No
7. Dimensions of entire new construction: Front 44' Rear 44' Depth 24' Height 16' Number of stories 2
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
Number of bedrooms 3 Baths 2 Toilets 2
Heating Plant: Gas..... Oil ☒ Electric...../Hot Air..... Hot Water.....
If Garage, number of cars 1
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost \$38,000 Fee \$128
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

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Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.
- 6—Driveway inspection must meet approval of town Highway Inspector.
- 7—\$20.00 charge for any site that calls for the same inspection twice.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
 Approved.....19.....
 Disapproved a/c.....
 Permit No.

Office of Building Inspector
 Michael L. Babcock
 Town Hall, 555 Union Avenue
 New Windsor, New York 12550
 Telephone 565-8807

Refer —
 Planning Board.....
 Highway.....
 Sewer.....
 Water.....
 Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....9/16.....1986.....

INSTRUCTIONS

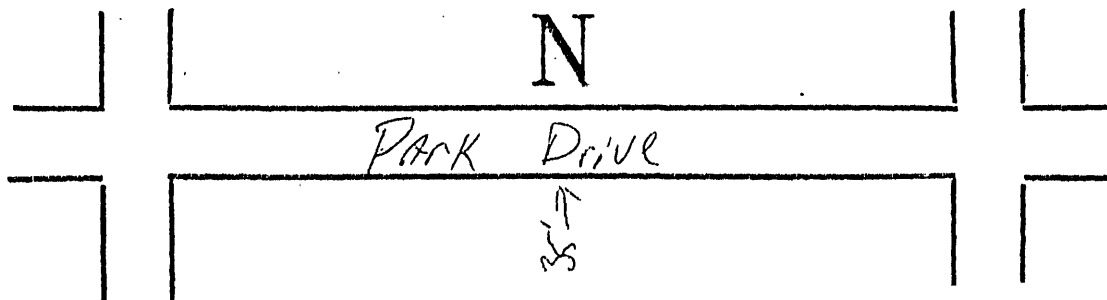
- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....Woodcock Mt. Rd. WASHINGTONTOWN, N.Y. 10986.....
 (Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
 Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

Pursuant to New York State Building Code and Town Ordinances

Date... 9/16... 1986...

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
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Signature of Applicant: *Sam Brown* Woodcock Mt. Rd. WASHINGTONVILLE, N.Y. 10984
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.

